





This immaculate three-story townhouse within the popular Moreton Hall development in Bury St Edmunds. Boasting six versatile bedrooms, including an en-suite to the master bedroom, alongside a family bathroom and convenient shower room, this residence offers space and comfort for every member of the household. As you step inside, you're greeted by a spacious sitting room, perfect for relaxing evenings or entertaining guests. The well-appointed kitchen/dining room provides the ideal hub for culinary delights and social gatherings, complemented by a convenient utility room for added practicality. Outside, is an enclosed south-facing garden for outdoor enjoyment and al fresco dining. Meanwhile, the double garage and parking at the front of the property ensure effortless convenience in this sought-after location. With its blend of versatile living spaces, modern amenities, and enviable location, this townhouse presents a rare opportunity to embrace contemporary living at its finest in one of Bury St Edmunds' most desirable neighborhoods.

Entrance Hall

With built in cupboard, stairs to first floor, radiator

Living Room

20' 3" x 10' 10" (6.17m x 3.30m)

With French doors to rear aspect, electric fire, radiator

Cloakroom

4' 10" x 2' 8" (1.47m x 0.81m)

With low level W.C., wash hand basin, radiator

Kitchen/Dining Room

20' 2" x 7' 10" (6.14m x 2.39m)

Fitted with a range of matching wall and base level units with drawers and work surfaces over, inset sink unit and drainer, inset oven and hob with extractor over, space and plumbing for dishwasher, space for other appliances, spotlights

Utility Room

With door to rear garden, fitted with wall and base level units with drawers and work surface over. Inset stainless steel sink unit and drainer with mixer tap over, space and plumbing for washing machine, radiator

First Floor Landing

13' 0" x 2' 8" (3.96m x 0.81m)

With stairs to second floor, built in airing cupboard, radiator

Bedroom 1

10' 10" x 10' 4" (3.30m x 3.15m)

With built in double wardrobe, door to en-suite, radiator

En-Suite

6' 5" x 5' 1" (1.95m x 1.55m)

With fitted suite comprising shower cubicle, low level W.C., wash hand basin, heated towel rail, tiled floor

Study/Bedroom 6

10' 9" x 7' 2" (3.27m x 2.18m)

With built in cupboard, radiator

Bathroom

6' 5" x 6' 2" (1.95m x 1.88m)

With fitted suite comprising bath with shower mixer tap, low level W.C., wash hand basin, heated towel rail, tiled floor

Bedroom

10' 8" x 8' 1" (3.25m x 2.46m)

With built in wardrobe, radiator

Bedroom

8' 2" x 7' 3" (2.49m x 2.21m)

With radiator

Second Floor Landing

6' 10" x 5' 4" (2.08m x 1.62m)

With Velux window, built in cupboard, eaves storage

Bedroom

12' 4" x 10' 10" (3.76m x 3.30m)

With two Vex windows, radiator

Bedroom

11' 1" x 6' 5" (3.38m x 1.95m)

With Velux window, eaves storage cupboard, loft access, radiator

Shower Room

8' 0" x 7' 2" max (2.44m x 2.18m)

Fitted suite comprising shower cubicle, low level W.C., wash hand basin, heated towel rail, tiled floor

Outside

To the front the property is approached via a driveway which leads to the garage. The garden to the rear of the property is south facing it is mainly laid to lawn with patio area, enclosed by fencing, gate providing access to the front

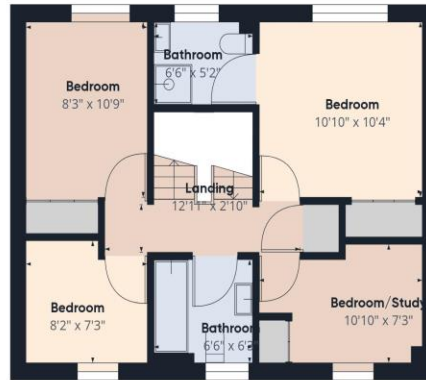
Double Garage

17' 11" x 17' 0" (5.46m x 5.18m)

With two up and over doors, power and light connected



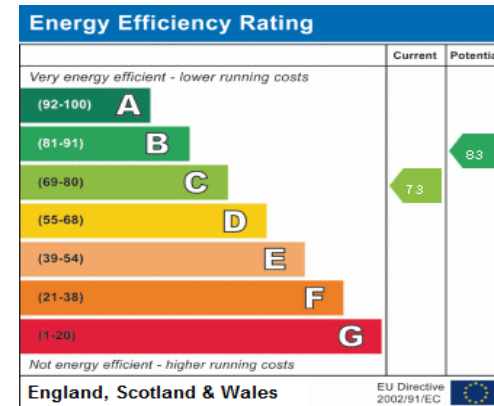
Ground Floor



Floor 1



Floor 2



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.